

POPPLETON HISTORIC STUDY

B-2622

MAG# 042625511

<u>Block</u>	<u>Lot</u>	<u>Address</u>
217	50-42	1100-1120 Hollins Street

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
		1106-1120		1100-1104

<u>Rating</u>	<u>Architectural</u>		<u>Condition</u>	
A	Significant-save	good	fair poor bad	
B	Quality-Indiv./groups-save	good	fair poor bad	
<u>C</u>	Important to street/groups	good	<u>fair poor bad</u>	
D	Insignificant/detrimental	good	fair poor bad	

Notable features:

Though these buildings have been abused and they are now used for warehouses and sundry storage, and the shop fronts of most are vacant, they should be rehabilitated. All except number 1120 have original shop fronts. Number 1100 is a handsome and substantial building. Number 1108 has beveled glass on its shop front. Numbers 1106, 1120 have been formstoned.

Environmental context:

Across-street from Market; retention of these buildings is important to defining the Market space and creating a proper setting for it. Market-related activities should take place here, but perhaps more appealing ones could be attracted.



Tax Record

1845

N side Hollins W of Wansbeck:

Stackett, carpenter

One 2-story brick dwelling, attic, basement \$700

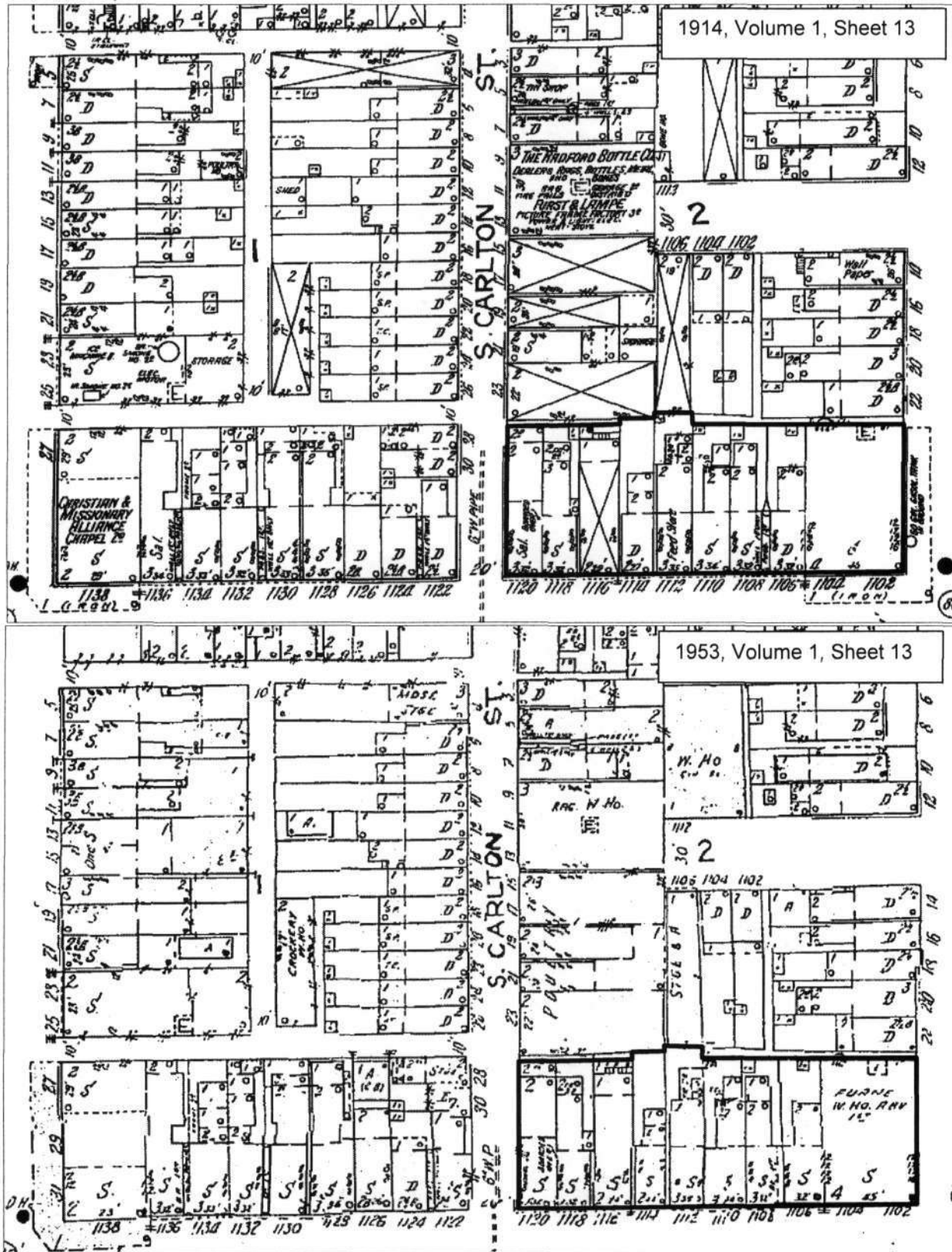
Henry Murry

One 2-story brick dwelling, attic \$700

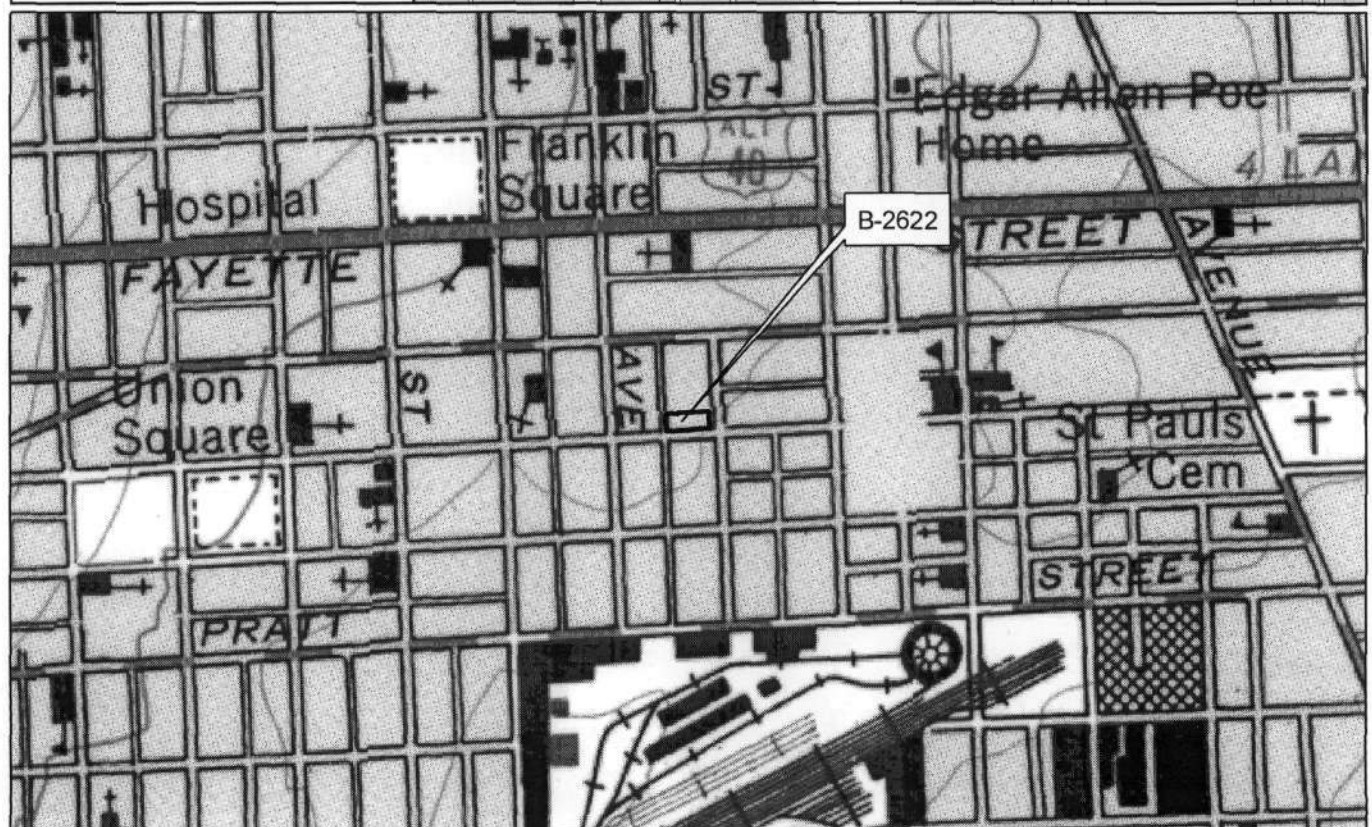
B-2622

1100-1120 Hollins Street (1110-1112 in ruins)

Sanborn Maps



B-2622
1100-1120 Hollins Street
Block 217 Lots 050-042
Baltimore City
Baltimore West Quad.





UNITED STATES DEPARTMENT OF THE INTERIOR
Heritage Conservation and Recreation Service
Office of Archeology and Historic Preservation
Washington D.C. 20243

HISTORIC PRESERVATION CERTIFICATION

APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY:

Address of property: Street 1106, 1108, 1114 & 1116 Hollins Street 13-21 S. Carrollton Av
City Baltimore County _____ State Maryland Zip Code 21230
Name of historic district in which property is located: Union Square

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

1106 Hollins Street is a three story, two bay brick commercial building. The building walls are stretcher bond brick. The store front is boarded and lacks ornamentation. Two marble steps lead to a door on the right. (continued)

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

These buildings on Hollins Street and Carrollton Avenue share a common history in connection with the Hollins Market. Baltimore is one of the few cities to retain municipally owned market houses in older sections (continued)

Date of construction (if known): c. 1850 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name Hollins Market Associates, Limited Partnership c/o Harris Belinkie
Street 3041 South Buchanan Street
City Arlington, Virginia State _____ Zip Code 22206
Telephone Number (during day) Area Code (703) 931-1134

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above

Signature Harris J. Belinkie General Partner Date 5-13-80

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), ☒ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☒ appears ☐ does not appear to contribute to the character of said district.

Signature [Signature] Date 6-5-80
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

☐ is hereby certified a historic structure.

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

Description Cont.

The window openings on the second and third floor feature wood lintels and sills. The cornice has been removed. Apparently the building had been covered with formstone which has been recently removed (Formstone remains at the top of the building walls). The building's interior features a tin ceiling in the front portion of the building. It has wood floors and the second story floors are badly sagging. Besides the decorative ceiling, little ornamentation remains on the interior of the building.

1108 Hollins Street is a three story, three bay commercial structure which features an attractive, bracketed wood cornice and simple storefront which is now boarded. The store front ends in a dentilled cornice and has small dentil designs at the doors and transom. Windows are one over one with wood sills and lintels. The cornice has jig saw and dentilled designs and is perhaps the most attractive feature of the front facade. The interior of the building is devoid of ornamental features except for the simple tin ceiling. The second floor stairway divides the upper stories into a front and rear section.

1114 Hollins Street is a two story, three bay wide commercial building of stretcher bond brick construction. A large metal grill covers a good portion of the storefront which has a recessed entrance flanked by two show windows and an entrance to the upper floors on the right. The storefront is set into a large wooden frame which ends in a dentille cornice. Narrow segmentally arched windows define the second floor. The front facade ends in a bracketed wood cornice with jig saw design ventilation panels and a thin wooden strip defining the frieze. The cornice is also decorated with an egg and dart motif. The most outstanding feature on the interior is the tin ceiling which has decorative panels for the lighting fixtures. A large freezer is located in the rear of the first floor. This building is connected to the adjoining structure, 1116 Hollins Street by a small opening near the freezer.

1116 Hollins Street is a two story, two bay wide commercial structure which has an extremely high first floor level. A grill identical to the one at 1114 Hollins Street protects the storefront which features a central entrance which is flanked by a show window on the right and an entrance to the upper floor on the left. The storefront displays a large (now boarded) transom and a simple cornice. Two upper floor windows set into segmentally arched openings punctuate the stretcher bond building walls. The windows are surmounted by double header brick lintels. The cornice is similar to 1114 Hollins Street but does not include the ventilation panels. The interior of the store has a corrugated metal ceiling with hanging light fixtures. The long stairway to the second level is lit by a skylight and is guarded by a wooden railing on the second floor. Most of the balusters are missing from the railing. Rooms on the upper floors feature natural wood panelled doors and bulls eye corner blocks. Many of the metal door hinges have decorative designs.

13-15 South Carrollton Avenue is three stories and four bays wide. It is actually two row houses which have been combined with a single storefront. The store front features a recessed glass and wood door entrance surmounted by a transom and flanked by two large show windows.

(continued)

Description Continued Page 2

The storefront ends in a simple wood cornice. The windows on the upper floors have wood sills and lintels which punctuate the common bond brick walls. The third floor windows are smaller and define an attic level. A sloping roof above a dentilled brick cornice completes the front facade. The rear of the building has a cinder block addition. It backs on a public parking lot. On the interior of the building, the first floor has most recently been used by a church and upper floor windows are covered.

17 South Carrollton Avenue is a three story, two bay commercial structure constructed of stretcher bond brick. The storefront has been covered with metal. A slightly recessed entrance features a metal storm door over a wood pannelled door. Two small window openings are located just left of the door. The upper floor windows are one over one with a segmentally arched brick lintel and wood sill. The cornice is bracketed with a narrow wood strip which defines the freize. It features both egg and dart and dentilled designs. The rear of the building which backs on a public parking lot also features a rear brick back building and cinder block addition. The interior of the store retains little ornamentation.

19 South Carrollton Avenue is a three story high, two bay wide stretcher bond brick structure. The storefront of the building has been greatly modified. A small one over one window is set into what was once a large show window. Below the 'show window' corrugated metal covers the building walls. A recessed wood and glass door surmounted by a transom are located on the rightside of the storefront. A large faded sign completes the first floor of the front facade. The second story windows which have wood sills and lintels are covered. The third floor attic windows are three over three. A metal rain gutter and sloped roof completes the facade. The rear of the building is largely boarded and includes a one story brick back building. The interior of the store is still in use for repairing furniture it has also been greatly modified.

21 South Carrollton Avenue is a three story two bay wide commercial structure. The storefront is guarded by a metal grill. Behind the grill is an attractive store front with a recessed wood and glass door entrance and a large show window. Six small one light transoms surmount the show window, while a single large transom is above the entrance door. The storefront ends with a metal cornice and circle design on the entablature. The upper floor windows are one over one with segmental arch brick lintels and wood sills. A bracketed, dentilled wood cornice completes the facade. The rear of the building features a small one story back building with a sloping roof. The interior of the store has been modified. It features plaster walls and a tiled ceiling with flourescent light fixtures.

EX 27 1934

MAR 1934

Significance Continued

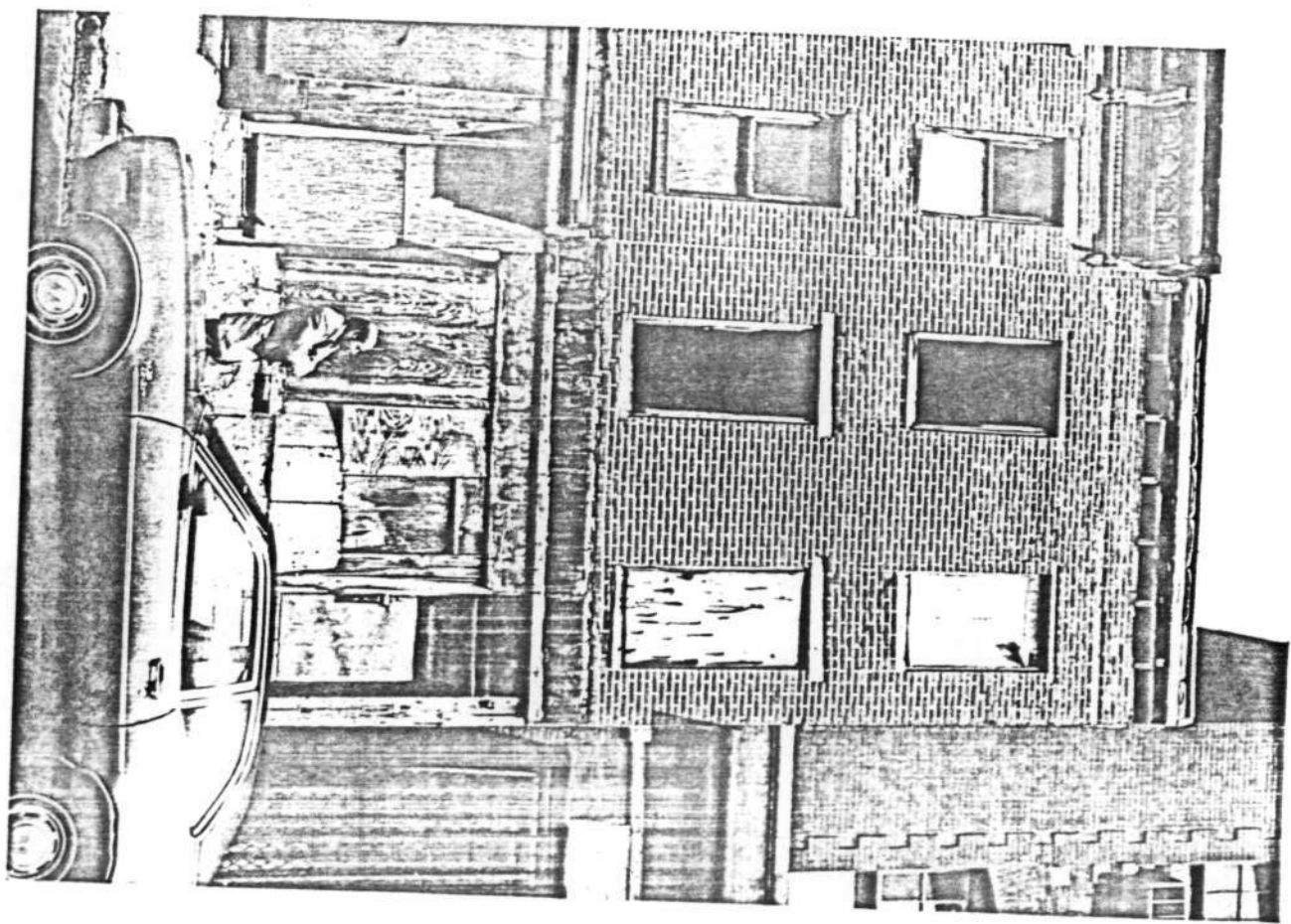
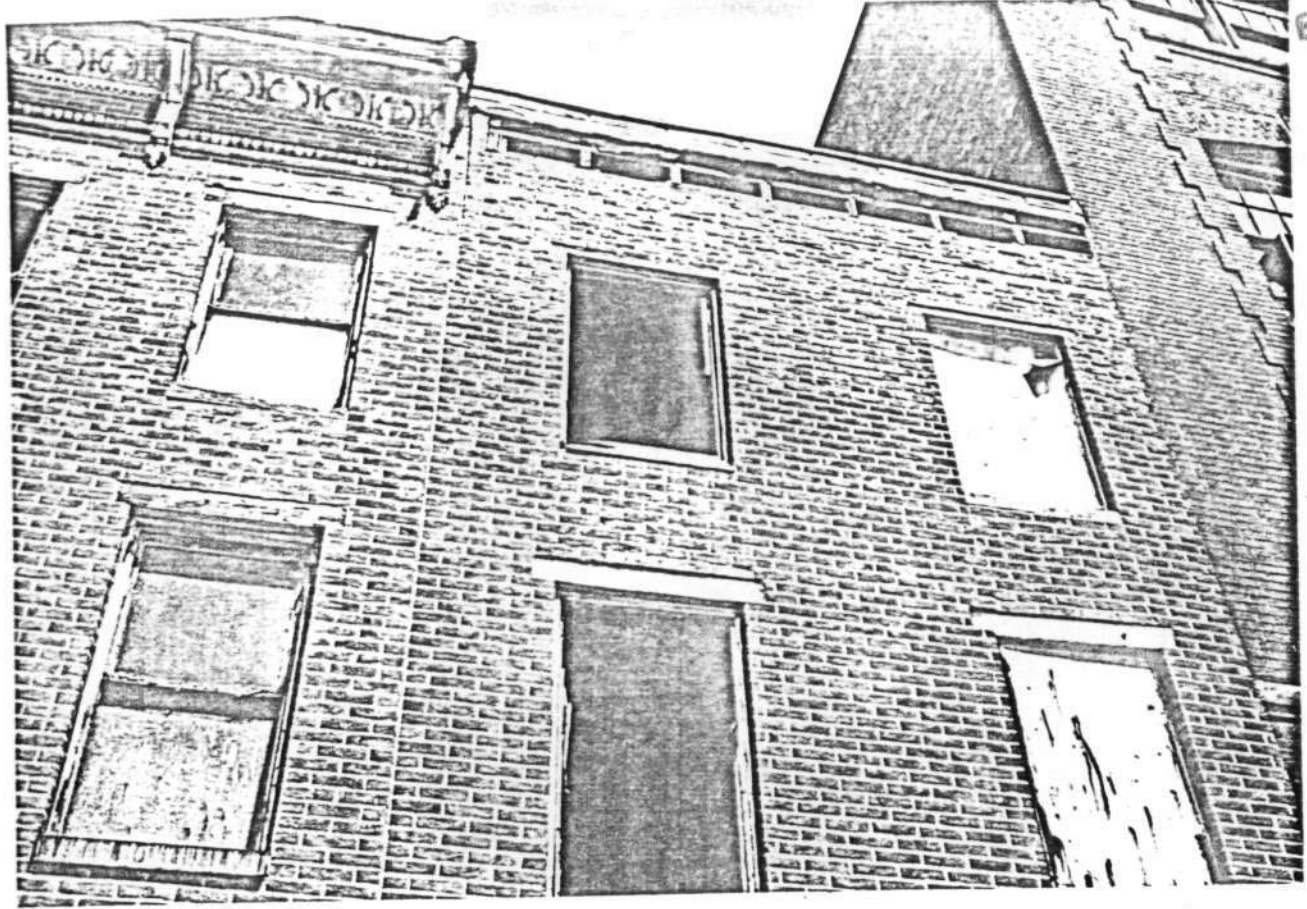
of the city, and the Hollins Market building is the oldest market building the city retaining its original state. Hollins Market was built in 1836 on land donated to the city by George Dunbar. It was rebuilt in 1838 after a severe windstorm. It has functioned continuously since that time as a place to buy fresh produce in West Baltimore.

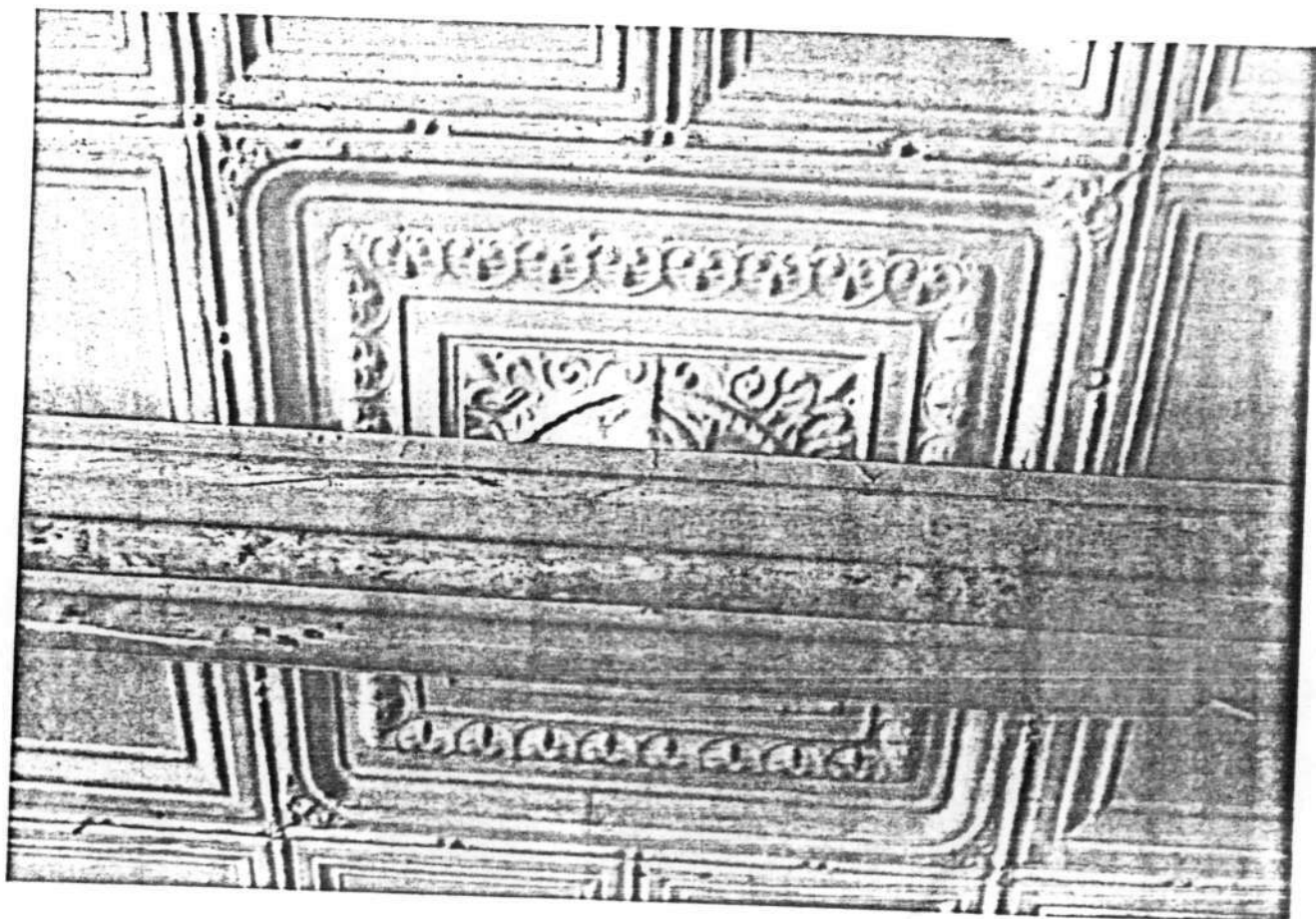
The market building was also used as a public meeting place with its second floor known as Hollins Hall. It has housed in different times: the headquarters of the Maryland Institute, the Boy's Brigade, an armory for the Maryland Navy Militia and a City recreation center.

The market building can not be separated from the surrounding commercial structures such as the buildings of the Hollins Market Associates, Limited Partnership, because the market once spread out from the market house on to the surrounding streets with a number of outdoor stands. The outdoor produce stands once spread for three blocks along Hollins Street turning this area into one of Baltimore's most important marketplaces which had been described as a perpetual street festival. Although the outdoor stalls no longer operate and the entire area has declined, the city has begun renovating the market at a cost of \$1.2 million and is planning improvements to the surrounding commercial structures. The innovative shopsteading program has also been used to rehabilitate commercial buildings next to the market.

These buildings on Hollins Street and South Carrollton Avenue are located opposite the market and along the street upon which the market faces, respectively. The buildings generally date from the 1850s and are diverse in their architectural styling. -13-15 and 19 South Carrollton Avenue are the oldest buildings. Their sloped roofs and small third story attic levels represent a step in the evolution of Baltimore row buildings which was an outgrowth of what is generally called 'Federal Style' houses. With demands for greater density in a growing urbanized area, the older two and one-half story house with dormer window evolved to a small, full third story level. In later years, these buildings evolved into a full third story level with a flat roof as indicated by 17 and 21 South Carrollton Avenue. In fact the older sloped roof buildings may have once stood on the site of these two buildings but gave way to these larger buildings as the area urbanized. As a group, the buildings on Hollins Street and Carrollton Avenue retain many outstanding architectural details including elaborate cornices, original roof lines, old storefronts, and tin ceilings. They are important elements of the streetscape of the Hollins Marketplace and the renovation of these buildings will add to the improvements which are in process for Hollins Market.

Some of the early uses of these buildings include a saloon at 1108 Hollins Street as far back as the 1870s. 1116 Hollins Street once housed a boiler-maker and plumber in the late 1870s, prior to that a farmer is listed at the property (He probably was associated with the produce market). Other buildings are associated with a gardener and gasfitter. In the early half of the twentieth century most of the businesses were closely associated with the market. The buildings housed a variety of poultry dealers, grocers, fruit markets, coffee and tea companies, and even a pickle manufacturer. Clearly, these buildings played an important role in the commercial development in this area and are architecturally important to the nineteenth century flavor of the Hollins Market section of the Union Square Historic District.





B-2622



HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1 (Pursuant to the Tax Reform Act of 1976)

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PART 1 EVALUATION OF SIGNIFICANCE

1 NAME OF PROPERTY

Address of property: Street 1120 Hollins Street State Maryland Zip Code 21223
City Baltimore County _____
Name of historic district in which property is located: Union Square Historic District: Baltimore City District: 6/2/70 & 11/17/77; National Register Nomination in process

2 DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

SEE ATTACHED SHEETS

3 STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

SEE ATTACHED SHEETS

Date of construction (if known) c. 1852 ☒ Original site ☐ Moved Date of alterations (if known) _____

NAME AND MAILING ADDRESS OF OWNER:

Name Michael Caggese
Street 1120 Hollins St. State Maryland Zip Code 21223
City Baltimore

Telephone Number (during day) Area Code (301) 539-2552

I hereby attest that the information I have provided is to the best of my knowledge correct and that I am owner of the property described above

Signature [Signature] Date 1-14-82
Prepared by: Barbara Hoff, Dalseger, Catzen & Associates, Inc.
14 Light Street, Baltimore, Maryland 21202 (301) 837-3691

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60)

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Signature [Signature] Date 3-1-82
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and if subject to depreciation under section 167 of the Internal Revenue Code of 1954

☐ is hereby certified a historic structure
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

